

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel Henry**  
ESTATE AGENTS

£139,950



2 Enagh Crescent, L'Derry, BT47 6UG

VIEWING STRICTLY BY APPOINTMENT ONLY

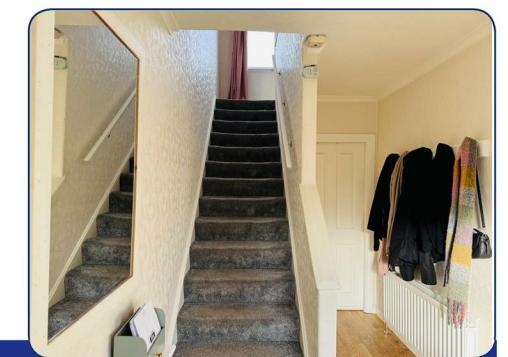
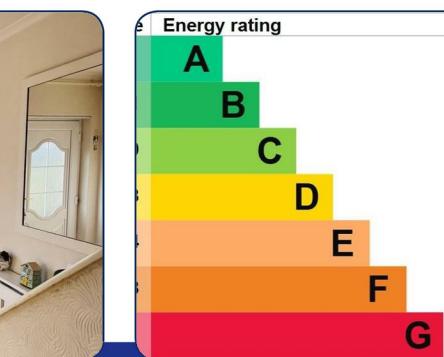
Agent:



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## ACCOMMODATION

### HALLWAY

Having ceiling cornicing and laminated wooden floor.

### LOUNGE

13'2" x 11'4" (4.01m x 3.45m)

Having ornamental fireplace with electric inset, ceiling cornicing, laminated wooden floor.

### KITCHEN

14'6" x 10'4" (4.42m x 3.15m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for electric cooker, extractor hood, plumbed for washing machine, integrated dishwasher, space for fridge/freezer, hotpress, dining space, recessed lighting.

### BATHROOM

Comprising bath with electric shower over, shower screen, whb set in vanity unit, wc, fully tiled walls and floor.

### FIRST FLOOR

#### LANDING

Having window and ceiling cornicing.

#### BEDROOM 1

12'2" x 11'5" (3.71m x 3.48m)

Having laminated wooden floor.

#### BEDROOM 2

11'5" x 7'8" (3.48m x 2.34m)

Having laminated wooden floor.

#### BEDROOM 3

9' x 6'6" (2.74m x 1.98m)

Having double built in wardrobes, ceiling cornicing, laminated wooden floor.

### EXTERIOR FEATURES

Neat lawn to front.

Yard to rear enclosed by fence and gate.

Two sheds to rear with light.

### ESTIMATED ANNUAL RATES

£758.10 (DEC 2025)

